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Helping build great communities

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

2-1

SUBDIVISION REVIEW BOARD

MEETING DATE July 10, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Paul Humphreys	FILE NO. CO 89-0189 SUB2005-00046
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SUBJECT

Hearing to consider a request by Paul Humphreys for a reconsideration of Parcel Map CO89-0189 to amend the mitigation agreement for Parcel 3 of CO89-0189 to allow a 1,200 square foot secondary dwelling with an 864 square foot detached garage on an approximately seven acre parcel. The proposed project is within the Residential Rural land use category and is located on the on the east side of Corbett Canyon Road, approximately 450 feet south of Oak Way, in the Arroyo Grande Fringe approximately two miles north of the City of Arroyo Grande. The site is in the San Luis Bay planning area.

RECOMMENDED ACTION

1. Approve and adopt the addendum completed May 4, 2006 for a previously adopted Mitigated Negative Declaration prepared for Parcel Map CO89-0189 in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve the reconsideration for Parcel Map CO89-0189 based on the findings listed in Exhibit A and the revised mitigation measures listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator finds that the Negative Declaration Addendum prepared on May 4, 2006 is acceptable because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on April 28, 1992 for Parcel Map CO 89-0189.

LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 044-332-015	SUPERVISOR DISTRICT(S) 4
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PLANNING AREA STANDARDS:

None Applicable

LAND USE ORDINANCE STANDARDS:

22.22.060 – Residential Suburban Subdivision Design standards, 22.30.470 – Secondary Dwellings

EXISTING USES:

Single family residence, detached garage

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural/Residences

South: Residential Suburban/Residences

East: Residential Rural/Residences

West: Residential Suburban/Residences

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Environmental Health, CDF

TOPOGRAPHY:

Gently to moderately sloping

VEGETATION:

Grasses, forbs, oak woodland, riparian

PROPOSED SERVICES:

Water supply: On-site well

Sewage Disposal: Individual septic system

Fire Protection: CDF

ACCEPTANCE DATE:

January 30, 2006

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

BACKGROUND:

Parcel Map CO 89-0189 (Devogel), a three-lot parcel map, was approved by the Board of Supervisors on April 28, 1992. Conditions of approval required the preparation of a mitigation agreement that minimized oak tree removal and impacts; required the retention of a riparian corridor along the edge of Parcel 3 as a visual screen; identified a building envelope for parcel 1 with the intent to avoid oak tree removal; limited the number of dwelling units to one per parcel (no secondary dwellings, guesthouses or caretaker's residences), limited the number of hoofed animals to one per acre, required only EPA approved wood burning appliances, and required ultra low flow appliances for water conservation.

The limitation on residential units did not arise from the environmental review for the original parcel map. During the time Parcel Map CO 89-0189 was approved an applicant had the privilege to request a waiver of the slope test that would have otherwise required a minimum parcel size larger than five acres. In this case, the parcels would have been required to be seven acres in size due to their average slope. However, the Board waived the slope test (as permitted by the Land Use Ordinance at that time) and approved parcels of 5, 5.2 and 7.06 acres in size. When the Board approved the slope waiver, they also prohibited secondary dwellings on each parcel. This was a common policy decision made by the Board at that time. Of the 13 parcels that were created near the subject site in the late 1980's and early 1990's, six had a similar restriction on secondary dwellings. The other seven parcels were created without the need for a slope waiver and there was no prohibition on secondary dwellings.

Parcels 1 and 2 of Parcel Map CO 89-0189 are located within the Residential Rural land use category and did not meet the minimum parcel size due to slopes over 15 percent. Parcel 3 of Parcel Map CO 89-0189 is within the Residential Suburban land use category and approximately seven acres, which does comply with the minimum parcel size for the Residential Rural and Residential Suburban land use categories for parcels containing slopes between 16 and 30 percent, and therefore did not necessarily have to be restricted to one dwelling at the time the map was approved.

COMBINING DESIGNATIONS: *Flood Hazard* – The proposed secondary dwelling and detached garage lies outside the Flood Hazard area as shown on the Land Use Element maps, therefore, no conditions are needed for this project.

ENVIRONMENTAL DETERMINATION: The Mitigated Negative Declaration that was adopted on April 28, 1992 by the Board of Supervisors included mitigation measures for oak tree protection, air quality impacts and water conservation measures. The proposed project is located in an area of the parcel that previously contained a barn that was torn down. The site had been graded for the barn and has an existing flat area where the secondary dwelling will be located, so the amount of new site disturbance required will be minimal. The existing driveway will need to be widened by four feet to meet CDF standards, however, no tree removal will be required. There will be impacts to oak trees with the proposed improvements, the exact number to be determined when construction drawings are submitted. Impacted trees will be replaced at a 2:1 ratio, and the project has been conditioned accordingly.

AGENCY REVIEW:

Public Works – Responded with no comment

Environmental Health – Need well report

Building Division - Need percolation tests, no septic systems on slopes over 30%

CDF – See attached fire safety plan

STAFF COMMENTS:

This particular parcel is approximately seven acres in size and meets the minimum parcel size for the land use category based on slope currently and at the time the parcel was originally subdivided. Therefore, the prohibition on secondary dwellings should have applied only to Parcels 1 and 2 of Parcel Map CO89-0189, not Parcel 3 (under this reconsideration). The initial study for this request did not identify any potentially significant impacts associated with the request to allow a secondary dwelling. Mitigation measures applicable to oak tree protection, visual impacts, site disturbance, and animal density will remain as originally approved.

A four-hour pump test was submitted by the applicant from 1999 showing three gallons per minute after the four-hour test. Title 19 of the County Code requires a minimum of 2.5 gallons per minute per dwelling with additional on-site storage of 1,000 gallons per dwelling required, if approved by the building official. The applicant will need to provide information with the construction permit application that they have a well, either a new well or a shared well, that provides a minimum of five gallons per minute with 2,000 gallons of on-site storage, in addition to any storage needed by CDF for fire suppression. The project has been conditioned accordingly.

LEGAL LOT STATUS:

The one lot was legally created by a recorded map (Parcel 3 of Parcel Map CO 89-0189) at a time when that was a legal method of creating lots.

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**FINDINGS - EXHIBIT A
FINDINGS FOR RECONSIDERATION
OF RECORDED PARCEL MAP CO89-0189**

- A. Amendment to the mitigation agreement for Parcel 3 of CO89-0189 to allow a 1,200 square foot secondary dwelling with an 864 square foot detached garage is justified because allowing a secondary dwellings is consistent with the privileges available to other seven acre parcels in the Arroyo Grande Fringe that front on a paved road that are on slopes between 16 and 30 percent.
- B. The Board of Supervisor's on July 24, 2001 removed the secondary dwelling restriction from Parcel 1 of CO88-0220, which is directly adjacent to the project site to the north, and neither the original environmental review conducted for that subdivision (ED92-156) nor the subsequent environmental review conducted for the grading permit (ED00-639) identified potentially significant impacts associated with secondary dwellings or residential density.
- C. The modification does not impose any additional burden on the present fee owner of the property.
- D. The modification does not alter any right, title, or interest in the property reflected on the recorded map.
- E. The Environmental Coordinator finds that the Negative Declaration Addendum prepared on May 4, 2006 is acceptable because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on April 28, 1992 for Parcel Map CO 89-0189.

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**CONDITIONS - EXHIBIT B
SUB 2005-00046 (Humphreys)**

Approved Project

1. A reconsideration of Parcel Map CO89-0189 to amend the mitigation agreement for Parcel 3 of CO89-0189 to allow a 1,200 square foot secondary dwelling with an 864 square foot detached garage on an approximately seven acre parcel.

Conditions required to be completed at the time of application for construction permits

2. **At the time of application for construction permits**, the applicant shall submit plans that show all trees within 50 feet of all construction activities, including driveway improvements. Plans shall also show all trees to be impacted by proposed improvements. These trees shall be replaced at a 2:1 ratio.

Fire Safety

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated November 9, 2005.

Services

4. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposed secondary dwelling. A 12-hour well report which shows drawdown and recovery data, and has a minimum of five gallons per minute capacity is required. In addition, a minimum of 2,000 gallons on-site storage, in addition to any storage needed by CDF, is required.
5. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.
6. **At the time of application for construction permits**, the applicant shall submit percolation tests, to be reviewed and approved by the Building Division.

Conditions to be completed prior to issuance of a construction permit

Biological Resources

7. **Prior to issuance of grading or construction permits and prior to any grading**, all oak trees remaining on-site that are located within fifty feet of proposed grading and construction for future residences and driveways shall be marked for protection (e.g., with flagging) and the root perimeter of the trees shall be staked or fenced (which shall be one and one-half times dripline measured from the trunk).
8. **Prior to issuance of construction permits**, the applicant shall record an amendment to the agreement for mitigations for Parcel Map CO 89-0189. The amended agreement shall include the following revised mitigations in addition to the original provisions:

- (a) Oak tree removal. In order to minimize oak tree removal and trimming impacts associated with the construction of residences and driveways, the developer agrees to minimize oak tree removal and trimming to the greatest extent feasible and agrees to the following:
- (1) No oak trees shall be removed as a result of the grading for future residences, and driveways.
 - (2) Prior to issuance of grading or construction permits and prior to any grading, all oak trees remaining on-site that are located within fifty feet of proposed grading and construction for future residences and driveways shall be marked for protection (e.g., with flagging) and the root perimeter of the trees shall be staked or fenced (which shall be one and one-half times dripline measured from the trunk).
 - (3) Grading (eg., utility trenching, etc.) and compaction of soil shall not occur within the "root perimeter" of the existing oak trees that are to remain. Fill material placed within the trees' driplines shall also be avoided. If necessary, retaining walls (which avoid most roots) shall be constructed to minimize cut and fill impacts within the trees' driplines. Care shall be taken to avoid surface roots within the top 18 inches of soil.
 - (4) The developer recognizes that oak trees provide an essential component of wildlife habitat and visual benefits and, as a result, shall minimize trimming of the remaining oak trees. If trimming is necessary, the developer agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species and during July and August for evergreen species.
 - (5) Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
- (b) Riparian corridor. A vegetated riparian corridor along the western edge of the parcel shall be maintained at all times. The corridor shall provide the same opacity and approximate height as the vegetation that existed at the time of approval of the tentative parcel map on April 29, 1992 (95-100% opacity and a height of 12-20 feet). Removal of vegetation within this corridor which could reduce either the height or opacity of the vegetation for screening purposes is prohibited.
- (c) Air Quality. Only Environmental Protection Agency approved wood burning appliances shall be allowed for all future residential uses.
- (d) Water conservation. Only ultra low flow appliances (1.6 gallon toilets and 2.0 gpm shower and faucets) shall be allowed for a future residential uses.

Fees

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

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Owner Occupancy Requirement

10. **Prior to issuance of a construction permit**, the applicant for the second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the county pursuant to Chapter 22.74 of this title. No secondary dwelling shall be allowed on the site unless an owner of the site agrees to occupy one unit on the site as his or her primary residence.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

11. **Prior to final inspection**, the applicant shall replace all impacted trees at a 2:1 ratio.
12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

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**COUNTY OF SAN LUIS OBISPO
NEGATIVE DECLARATION ADDENDUM**

FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO. ED05-00

DATE: May 4, 2006

PROJECT/ENTITLEMENT: Humphreys Parcel Map Reconsideration SUB2005-00046

APPLICANT NAME: Paul Humphreys

ADDRESS: 880 Corbett Canyon Road

CONTACT PERSON: Paul Humphreys

Telephone: (805)481-9261

PROPOSED USES/INTENT: Request by Paul Humphreys for a reconsideration of Parcel Map CO89-0189 to amend the mitigation agreement for Parcel 1 of CO89-0189 to allow a 1,200 square foot secondary dwelling with an 864 square foot detached garage on an approximately seven acre parcel. The proposed project is within the Residential Rural land use category. There are no proposed changes that would significantly increase adverse environmental impacts since the original Mitigated Negative Declaration was prepared for Parcel Map CO 89-0189 and adopted on April 28, 1992. (please see attached documents from Parcel Map CO 89-0189.

LOCATION: The project is located on the on the east side of Corbett Canyon Road, approximately 450 feet south of Oak Way, in the Arroyo Grande Fringe approximately two miles north of the City of Arroyo Grande. The site is in the San Luis Bay planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

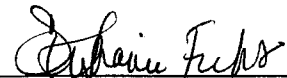
Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: The following describes why each of the above-identified issue areas will not result in any significant additional impact.

The proposed project would allow the construction of a 1,200 square foot secondary dwelling with a detached 864 square foot garage. When the original parcel map was approved and the Mitigated Negative Declaration adopted, mitigation measures were approved that provided for oak tree replacement and protection, air quality impacts, and water conservation. No additional significant impacts are foreseen with the addition of the secondary dwelling.

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ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

STEPHANIE Fuhs		Project Manager	5/4/06	County of San Luis Obispo
Name	Signature	Title	Date	Public Agency

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(Amended) FOR OFFICIAL USE ONLY
COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO. ED 90-209.210

DATE April 26, 1991

PROJECT DESCRIPTION

APPLICANT/TITLEMENT: Devogal/Brumfield Parcel Map and Development Plan, S2890037P/CO89-169, DB90046D

PLANNING AREA: San Luis Bay, Arroyo Grande Fringe

LAND USE CATEGORY: Residential Rural and Residential Suburban

PARCEL SIZE: 17.2 acres

NUMBER AND SIZE OF PROPOSED PARCELS: Three parcels at 5.0, 5.0 and 7.2 acres each

LOCATION: On the south side of Oak Way, approximately 1,000 feet east of Corbett Canyon Road, north of the City of Arroyo Grande

PROPOSED USES/INTENT: A request to subdivide two parcels into three parcels consisting of 5.0, 5.0 and 7.2 acres each and to waive the minimum parcel size requirement based on slope for the sale and/or development of each proposed parcel

APPLICANT: Nick Devogal; Arroyo Grande, CA

ENVIRONMENTAL SETTING

TOPOGRAPHY:

Gently to very steeply sloping

VEGETATION:

Grasses; forbs; oak woodland; riparian

SOIL TYPE:

Arnold loamy sand; Gaviota fine sandy loam; Corralitos sand; Corralitos Variant loamy sand

SOIL CHARACTERISTICS:

Well to very poorly drained; low to high erodibility; severe shrink-swell potential; may present some limitations to the percolation of sewage effluent due to poor filtering qualities, excessive slope, shallow depth to bedrock, susceptibility to flooding, and/or excessive wetness

GEOLOGIC HAZARDS:

Negligible to moderate landslide potential; negligible liquefaction potential

FIRE HAZARD:

High

WATER:

On-site well

SEWAGE DISPOSAL:

On-site septic system

EXISTING USES:

Two single-family residences; undeveloped

SURROUNDING USES:

Scattered single-family residences; undeveloped

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Environmental Coordinator's Office, County Government Center Rm 370, San Luis Obispo, CA 93408 (805) 549-5011.

41-8) 12-12
CALIFORNIA DEPARTMENT OF LAND AND NATURAL RESOURCES
CERTIFICATE OF FEE EXEMPTION

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21106, 21151 & 21167) is proposed.

ACTION TAKEN

On 19, the San Luis Obispo Board of Supervisors/Planning Commission/Staff having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, Room 385, County Government Center, San Luis Obispo, CA 93406.

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

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Project Title: Devon/Elmer Field Final Map & Development Plan EIR-200-200
SB900370/COG-187, DBP00430

Project Location: See attached Notice of Determination

Project Description: See attached Notice of Determination

Findings of Exemption:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have been/will be collected at the time of issuance of other County approvals for this project. Reference Document No. _____

☐ Other: _____

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Rugnas
Environmental Coordinator
County of San Luis Obispo

Date 2/2/94

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INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Office of Environmental Coordinator uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the San Luis Obispo County Office of Environmental Coordinator in Rm. 370, County Government Center, San Luis Obispo, CA or call (805) 549-5011.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- *Project File for the Subject Application
- *County General Plan (Including all maps & elements)
- *County Land Use Ordinance
- *Area of Critical Concerns Map
- *Fire Hazard Severity Map
- *Natural Species Diversity Database
- *Areas of Special Biological Importance Map
- *County Seismic Safety Element
- *Archaeological Resources Map
- *U.S. Soil Conservation Service Soil Survey for SLO County
- *Flood Hazard Maps
- *Other special studies, reports and previously prepared EIRs as appropriate.
- *Airport Land Use Plans

In addition to the above, the County Planning Department and/or the Office of Environmental Coordinator contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted.

- | | |
|--|--|
| <input checked="" type="checkbox"/> County Engineering Department | <input type="checkbox"/> CA Coastal Commission |
| <input type="checkbox"/> County Planning Department | <input checked="" type="checkbox"/> CA Dept. of Forestry |
| <input checked="" type="checkbox"/> County Environmental Health Dept. | <input type="checkbox"/> County Airport Manager |
| <input type="checkbox"/> Agricultural Commissioner's Office | <input type="checkbox"/> Airport Land Use Commission |
| <input checked="" type="checkbox"/> Air Pollution Control District | <input checked="" type="checkbox"/> Sheriff's Department |
| <input type="checkbox"/> Regional Water Quality Control Board | |
| <input checked="" type="checkbox"/> California Dept. of Transportation | |
| <input type="checkbox"/> CCA Department of Fish and Game | |
| <input checked="" type="checkbox"/> Other <u>City of Arroyo Grande, Grover City, Pismo Beach</u> | |
| <input checked="" type="checkbox"/> Agency contacted | <input checked="" type="checkbox"/> Agency responded |

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Checklist Identification of Mitigations for Potential Impacts:

The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened.

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal and/or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

SAN LUIS OBISPO COUNTY

INITIAL STUDY CHECKLIST

Project Title & No.

I. BIOLOGICAL RESOURCES

- A. Wildlife
- * B. Vegetation
- C. Habitat Area
- D. Rare and/or Endangered Species
- E. Unique or Fragile Biotic Community
- F. State Area of Special Biological Importance
- G. Riparian/Wetland Area
- H. Other: _____

Mitigation: A ____ B ____ C ____ D ____

- * (✓) See attached exhibits: (✓) Developer's Statement; () Agency Response _____; () Revised Plans; () Designated Bldg Sites
- * (✓) See Special Environmental Considerations
- () See Document in File _____; () Botanical/Biological Report

Potential Significant Impact
Impact Can and Will be Mitigated
Insignificant Impact
Not Applicable

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II. DRAINAGE, EROSION AND SEDIMENTATION

- *A. Increased Storm Water Runoff
- *B. Erodible Soils/Erosion
- C. Poorly Drained Soils
- *D. Sedimentation
- E. Contributes to Existing Drainage Problem
- F. Alters Existing Drainage Course or Waterway
- G. Other: _____

Potential Significant Impact	Impact Can and Will be Mitigated	Insufficient Impact	Not Applicable

Mitigation: A _____ B ☒ [see LUD (CZLUO) sec. 22.05.036(23.05.036);
C _____ D _____ 22.05.040(23.05.040)]

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____; () Sedimentation & Erosion Control/Drainage Plan

- * () See Special Environmental Considerations
- () See Document in file _____

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- A. Landslide Hazard
- B. Seismic Hazard
- C. Topographic Alteration; Grading for Building _____, Driveways _____, Roads _____, Other _____
- D. Soil Expansion
- E. Steep Slopes
- F. Other: _____

Potential Significant Impact	Impact Can and Will be Mitigated	Insufficient Impact	Not Applicable

Mitigation: A _____ B _____ C _____ D _____

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () Sedimentation & Erosion Control Plan; () Revised Plans; () Designated Bldg Sites
- () See Special Environmental Considerations
- () See Document in file _____: () Geology/Soils Report

IV. WATER RESOURCES

- A. Groundwater Quantity
- B. Groundwater Quality
- C. Surface Water Quantity
- D. Surface Water Quality
- E. Stream Flow Change
- F. Change in Estuarine Environment
- G. Other: _____

Potential Significant Impact	Impact Can and Will be Mitigated	Insufficient Impact	Not Applicable

Mitigation: A _____ B _____ C _____ D _____

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____: () Hydrology Report

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potential significant impact
impact can and will be miti-
gated. Insufficient impact
Not Applicable

-

A close-up photograph of a textured surface, likely the cover or endpaper of an old book. The texture is composed of a repeating pattern of stylized, wavy, vertical lines that resemble a woven or embossed fabric. The lines are dark and set against a lighter, slightly mottled background, creating a rhythmic, undulating visual effect.

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Environmental Significant Impact	Impact Can and Will be Mitigated	Insufficient Impact	Not Applicable

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- A close-up photograph of a textured surface, likely the cover or endpaper of an old book. The texture is composed of a repeating pattern of stylized, wavy, vertical lines that resemble a series of connected 'S' or 'Z' shapes. The lines are dark and slightly raised against a lighter, fibrous background. The overall appearance is aged and tactile.

() See attached exhibit(s): () Developer's Statement; () Agency Response _____; () Revised Plans; () Landscape Plan; () Designated Bldg Sites

- () See Special Environments, Confidential, Home

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- 113

() See attached exhibit(s)
() See Special Environmental Considerations
() See Document in file

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- 111

() See attached exhibit(s): () Developer's Statement; () Agency Response

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XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- A. Growth Inducing Effects
- B. Precedent for Change in Area Land Use
- C. Cumulative Effects:

* Teacher
 * Airports
 * Sports Stadiums
 * Public Services
 * Schools
 * Air Quality
 * Air Resources
 * Energy Use, Airports

D. Other: _____

Mitigation: A _____ B _____ C _____ D _____

() See attached exhibit(s): () Developer's Statement; () Agency Response

- * (✓) See Special Environmental Considerations
- () See Document in file _____

Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
()	()	()	()

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24-21
2-20
B-21
Environmental Determination No. ES90-209, 210

Date: April 19, 1991

Devocal/Brumfield Parcel Map and Development Plan: SS900379/CS89-189, DS90-189

SPECIAL ENVIRONMENTAL CONSIDERATIONS

The applicant is requesting to subdivide two parcels totaling 17.2 acres into three parcels of approximately 5.0, 5.0, and 7.2 acres each. The property is currently developed with two residences and accessory structures.

During the initial study process, the Environmental Coordinator's Office identified potentially significant cumulative impacts related to traffic, groundwater availability, septic system suitability, public services, schools, air quality, biological resources, and erosion, sedimentation, and drainage.

On November 13, 1990, at a Public Hearing before the Board of Supervisors, the issues related to the potential cumulative impacts listed above and resulting from twenty-two subdivisions in the north Arroyo Grande fringe area were presented to the Board. The environmental determination for this project was considered at that hearing. After consideration of staff recommendations, comments from the public, and discussion within the Board, it was determined that the potentially significant cumulative impacts related to these projects were either not significant, or could be mitigated on a case by case basis.

This project proposes the subdivision of two developed parcels, which will initially result in one undeveloped and two developed parcels. Under the current San Luis Obispo County Land Use Ordinance, each resulting parcel could be developed with a primary and, with Minor Use Permit approval per ILO sec. 22.08.035(c)(2)(d), a secondary residence. Therefore, as many as four additional residences could result from this division.

The following discussion relates the results of the initial study conducted for this project to the issues listed above and discussed at the November 13, 1990 hearing.

Traffic

The following discussion of traffic impacts uses information provided by the South County/Arroyo Grande Transportation Study, prepared by Gmri-Mears, Ltd. for the San Luis Obispo Area Coordinating Council in 1990. Although other studies are on going, this study represents the most recent information available for the project site.

According to standard engineering practice, each new residence may generate up to ten vehicle trips a day. A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination at the project. Therefore, under the "worst case" scenario, this subdivision could result in an additional 40 vehicle trips per day. County engineering has indicated that the impacts to County roads resulting from the increased traffic generated by this and other proposed subdivisions in the area are not significant.

The California Environmental Quality Act (CEQA) Guidelines appendix G(1) defines a significant traffic impact as one that would "cause an increase in traffic which is substantial in relation to the existing traffic load and

capacity of the street system." According to the traffic counts reported in the South County/Arroyo Grande Transportation Study (Omni-Means, 1996), Garbett Canyon Road between this project and the City of Arroyo Grande carries 4,200 trips/day. Grand Avenue, to the southwest of the project and within the City, carries 10,400 trips/day. Therefore, the "worst case" direct impact of the addition of 40 trips/day is not substantial in relation to the existing conditions. However, the City of Arroyo Grande has expressed concerns related to the cumulative traffic impacts on City facilities.

The Omni-Means study states that the north fringe area will contribute an additional 3,633 trips to the study area at build out. This represents approximately 2.4% of the additional trips (153,478) that could be expected at build out of the entire study area*. In addition, the study states that the Arroyo Grande backbone system improvements should be funded by City wide developer fees, since the needed improvements would be heavily used by Arroyo Grande traffic. This study notwithstanding, past County projects that are adjacent to the City, or of such a size that traffic affecting the City could be accurately predicted, have been required by the County to either perform traffic studies and/or contribute to the City's backbone improvement program. This approach is based on the assumption that because of their size and location, these residential projects, though located in the County, did in fact generate "City" traffic, and should share in the City's costs. However, this project is of a small size and is not adjacent to the City. If all of the new traffic generated by this project were considered "City" traffic, which will clearly not be the case, it would represent approximately 0.026% of the 153,478 trips expected at build out of the study area. While this project undoubtedly will contribute to the overall cumulative impact on City facilities, based on the information provided in the South County/Arroyo Grande Transportation Study, this impact cannot be characterized as significant.

The traffic study also identifies other improvements that should be made in the study area. Among these is the route 227 bypass, through the eastern part of Arroyo Grande, and in the vicinity of this project. The study states that in the event that the State does not pay the full cost, full funding for this improvement should be shared at 61% City and 39% County. Since the completion of the study, statewide proposition 111 was passed and should provide for more State funding of highway projects. However, to date there are no working plans, no capital improvement program is in place to fund the bypass, and therefore no system has been established to collect improvement fees. The Area Coordinating Council is currently in the process of preparing a supplement to the Omni-Means study that will incorporate the information contained in other studies done in the surrounding area, provide a comprehensive evaluation of circulation in the area, identify needed regional improvements, and identify how the costs should be shared between the City, County, and State. The completion of this supplement should provide the information needed to address

* The study area for the Omni-Means report consists of the north fringe area, the northern portion of the Nipomo Mesa, the Oceano/Halcyon area, and the City of Arroyo Grande.

traffic concerns on a regional basis. Although this project will contribute a small amount of traffic to the regional problem, the regional solutions are beyond the scope of this individual project.

Groundwater Availability

The applicant is proposing to supply the subdivision with individual on-site wells. Two of these wells are already existing and supply water to the existing residences on proposed parcels 2 and 3. Pump tests were conducted on the well on proposed parcel 2 when it was installed in 1984. At that time, the well was static at 10 gallons per minute at a depth of 121 feet. The most recent pump test in the area was conducted on a neighbor's well in December of 1990. This well was also originally installed in 1984. The pump test shows that this well is currently capable of producing in excess of 10 gallons per minute.

Therefore, based on the two pump tests conducted in 1984 and 1990, it appears that sufficient groundwater supplies exist for this project, and that there is no evidence that the project will have a significant impact on groundwater availability.

In addition, the project is subject to the following stock conditions:

If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or nonresidents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map.

Only ultra-low flow appliances (1.6 gallon toilets and 2.0 gpm shower and faucets) shall be allowed for all future residential uses.

The City of Arroyo Grande has expressed concerns related to the potential for groundwater withdrawals from the fringe area to impact the Arroyo Grande/Tri-Cities Mesa groundwater basin. Groundwater studies performed in the project area for proposed tract 1819, which is currently undergoing environmental review and is located adjacent to Maasna Road south of this project, indicate that groundwater tapped by area wells is contained within the Pismo formation, and does not have any substantial connection to the Arroyo Grande/Tri-Cities Mesa groundwater basin.

Septic System Suitability

This project proposes individual on-site septic systems. According to the United States Department of Agriculture Soil Survey of San Luis Obispo County, the soils on the steeper portions of the site may present some limitations to the percolation of sewage effluent due to shallow depth to bed rock. The soils on the less steep areas may present some limitations to the percolation of sewage effluent due to flooding and poor filtering qualities (These soil characteristics refer only to the upper soil horizon). Because of the

potential impacts related to septic systems indicated by this information, the applicant was required to provide percolation information. These tests were performed prior to the construction of the existing residences on proposed parcel 2. As shown by the percolation tests (copy attached), the area is suitable for individual septic systems. Because the septic areas are located on the less steep portions of the site, no impacts related to shallow bed rock should result. Although the soil survey indicates potential problems related to flooding on the less steep areas of the site, no portion of these proposed parcels are located within a 100 year flood plain. The applicant has also stated that there have been no problems with the existing septic systems on proposed parcels 2 and 3.

In addition, this project will be subject to the following stock condition:

On-site systems that are in conformance with the county approved Central Coast Regional Water Quality Control Board Basin Plan will be an acceptable method of sewage disposal until community sewers become available.

Public Services

The San Luis Obispo County Fire Department has expressed concerns related to the cumulative impacts of residential development in high fire hazard areas with long fire response times. This project is located approximately 12-14 minutes from the nearest County Fire Station. However, because the project proposes only one additional parcel, adherence to the Fire Safety Standards (HDO Sec. 22.05.086), especially with respect to road grades and widths, and fire safety plans, will serve to mitigate the fire safety impacts of this project.

Schools

This project will contribute cumulative impacts to the Lucia Mar School District. However, the project will be required to pay school fees, which will be assessed at the time of issuance of building permits, based on the square footage of the proposed residences. The State of California has established the thresholds of significance and mitigation for significant impacts to school districts.

Air Quality

This three parcel subdivision is below the threshold of air quality significance established by the San Luis Obispo County Air Pollution Control District (APCD). However, this project was reviewed by APCD in the context of cumulative impacts. APCD suggests that native trees endemic to the area can remove CO2 from the atmosphere and can help to remove particulates and organic gases as well. The project applicant has agreed to limitations on oak tree removal as a result of the grading for future residences and driveways (see developer's statement). In addition, this project will be subject to the following stock condition:

Only EPA approved wood burning appliances shall be allowed for all future residential uses.

Biological Resources

Oak trees have been identified as an important biological resource on the project site. In order to limit impacts to oak trees, the project applicant has agreed that no more than 10 oak trees will be removed as a result of the grading for future residences and driveways (see developer's statement). Any oak trees removed will be replaced in kind at a 4:1 ratio.

Erosion, Sedimentation, and Drainage

According to the United States Department of Agriculture Soil Survey of San Luis Obispo County, the soils on the project site exhibit low to high erodibility characteristics. The conceptual drainage plan prepared for the project shows a building envelope located in the less steep areas of proposed parcel 1.

The City of Arroyo Grande has expressed concerns relative to the increased amount of runoff that will be generated by this project. Although the San Luis Obispo County Land Use Ordinance (LUD), section 22.05.040 is specific regarding the drainage requirements of new development, the applicant was required to develop conceptual plans that illustrate that the project can comply with the requirements of the LUD. The LUD standards are designed to minimize the harmful effects of storm water runoff and resulting inundation and erosion on proposed projects, and to protect neighboring and downstream properties from drainage problems resulting from new development. Because these standards are contained in the LUD, the initial study conducted for the project considers them to be a part of the project description, and, based on the conceptual drainage plans, considers that they can and will be applied to the project. County engineering has also reviewed this project, and has stated that the drainage and erosion impacts will not be significant.

In order to ensure that downstream properties will not be damaged, the applicant has agreed to submit formal drainage plans before approval of the final map. Also, to ensure that drainage improvements do not conflict with the plans and policies of the City of Arroyo Grande, all drainage plans will be referred to the City by the County Engineering Department for their review and comment.

Based on the above discussion, the potential on-site, off site, and cumulative impacts associated with the request are not considered significant. Therefore, a Negative Declaration is appropriate under the California Environmental Quality Act.

2-25

13-23

APR 11 1991
DEVELOPER'S AGREEMENT FOR DEVOCAL/BRIMFIELD
PARCEL MAP AND DEVELOPMENT PLAN
SD90-209, 210 (S890037P/0089-189, D890048D)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. It is the intent of the Office of the Environmental Coordinator and the applicant that these measures are binding on all successors in interest of the subject property.

Prior to recordation of Final Map, the developer shall enter into an agreement with the County, in a form acceptable to the County Counsel, where by the developer agrees, on behalf of himself and his successors in interest, that the following items 1-3 shall be done.

1. Tree Removal

To minimize tree removal impacts associated with the proposed subdivision, the applicant agrees to minimize oak tree removal/trimming to the greatest extent feasible and agrees to the following:

- a. No more than 10 oak trees shall be removed as a result of the grading proposed for the future residence on proposed parcel 1. The trees removed shall be replaced in-kind at a 4:1 ratio. Replacement trees shall be from either vertical tubes or deep, one-gallon container sizes.
- b. All trees remaining on-site that are within fifty feet of the project site shall be marked for protection (i.e., with flagging) and their "root perimeter" staked or fenced (which will be 1 1/2 times the tree dripline measured from the trunk) prior to any grading.
- c. These newly planted trees shall be maintained until successfully established. This shall include caging from browsing animals (i.e., deer, rodents), periodic weeding and adequate watering (i.e., drip-irrigation system). Trees shall be planted prior to occupancy. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (i.e., planting tablets, initial deep watering) should be used.
- d. Once trees have been planted and prior to occupancy, the applicant shall retain a qualified individual (i.e., arborist, nurseryman) to prepare a letter stating the above planting and protection measures have been completed.
- e. To improve the success of this replanting the applicant shall retain a qualified individual (i.e., arborist, landscape architect/contractor) to monitor the new trees' health for three years and prepare annual reports. These reports shall review the condition/success of the watering system and protection measures originally installed. The first report shall be submitted to the County (Environmental Coordinator's Office) one year after

2-26 13-29
DEVELOPER'S AGREEMENT FOR SEVERAL/UNIMPLED
PARCEL MAP AND DEVELOPMENT PLAN
E090-209, 210 (5390037P/0089-189, D690046D)

page 2

the initial planting and thereafter on an annual basis for a total of three years. Any necessary remedial measures shall be identified and all non-surviving individuals shall be replanted.

- f. No trimming of remaining oaks shall occur to facilitate further development unless it is shown to the County that the trees pose as a safety hazard. Trimming shall be done only by a skilled arborist, and only during the winter for deciduous species, and during July and August for evergreen species.
- g. For proposed parcel 1, except for driveways, leach fields and utility lines, all grading and building/construction activities will be limited to those areas designated on the parcel map as "building sites."
- h. Improvement plans for the construction of the driveway, buildings and utility lines shall clearly delineate those trees that will be removed as a result of construction and all trees that are within fifty feet of the "area of disturbance" boundary. These plans shall also show where the replacement trees will be planted.

2. Drainage

In order to ensure strict compliance with the San Luis Obispo County Land Use Ordinance (LLO), section 22.05.040 regarding drainage, the applicant will submit formal drainage plans to the County Engineering Department before approval of the final map. To ensure that drainage improvements do not conflict with the plans and policies of the City of Arroyo Grande, all drainage plans will be referred to the City by the County Engineering Department for their review and comment.

3. Animals

This subdivision shall incorporate item Article IV, item 4.6 from the CCR's of tract 1202, including the following:

- a. Owners may have one (1) hooved animal per acre, provided the residential parcel is properly fenced to provide containment of such animal. No hooved animal may be kept in such a manner as to create an annoyance in the vicinity.

The applicant is aware that Article IV, item 4.14 of the CCR's of tract 1202 prohibits further subdivision of tract 1202 without prior approval of a majority of members of the tract Association. ~~DOES NOT APPLY - SEE~~

ASSOCIATION PRESIDENT MINUTES 12/12/16

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator's Office and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the

2-27

incorporation of the above-discussed measures into the proposed project.




April 9 '91

Frances DeVogel
Signature of Owner(s)

April 9/91
Date

Marceline and FRANCESCO DEVOGEL
Name (Print)


Signature of Owner(s)

10 APRIL 1991
Date

CARL L. + MARCELLINE BRUMFIELD
Name (Print)

EXHIBIT B

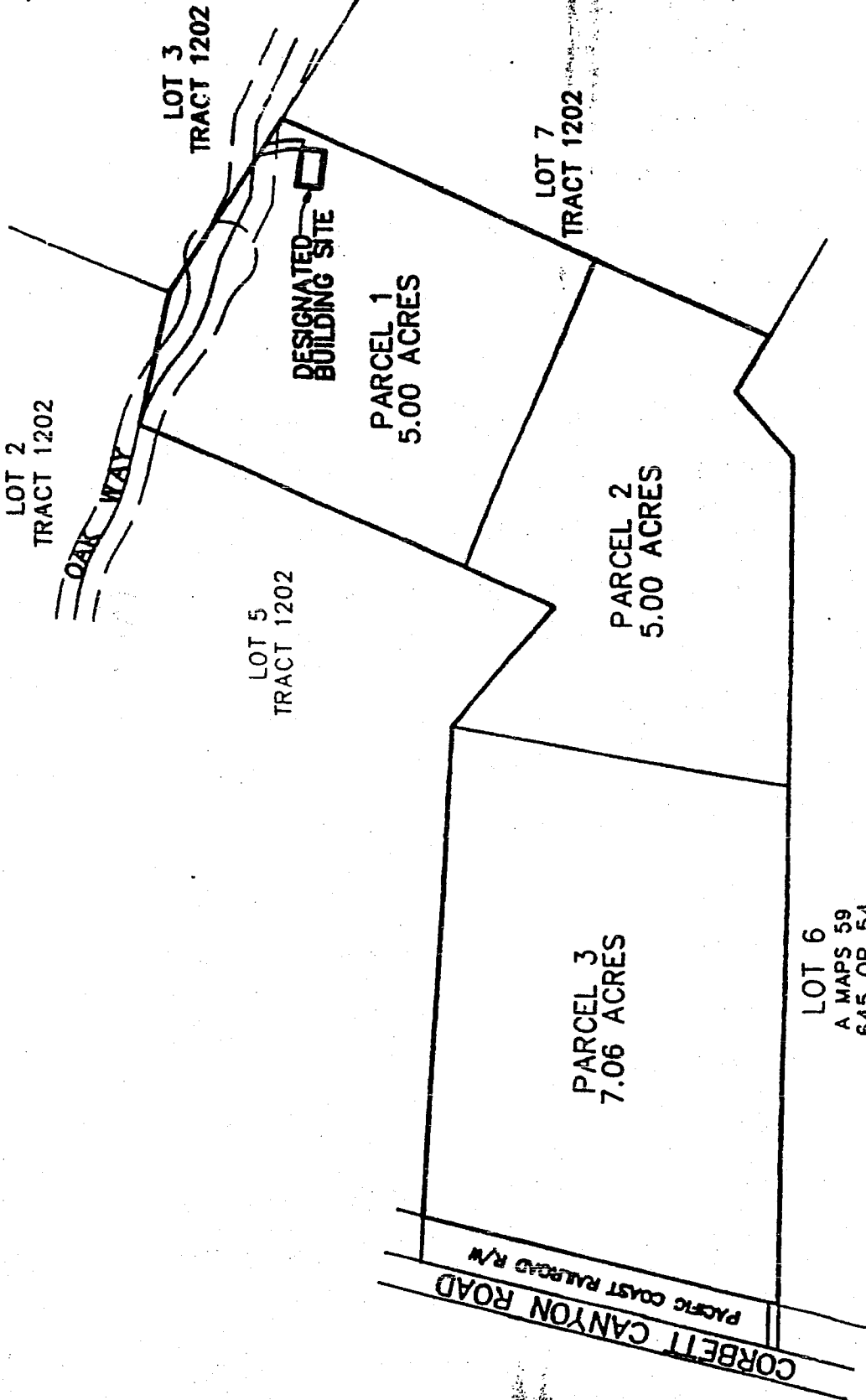
2-28

C089-189

C089-189

PREPARED BY:
WESTLAND ENGINEERING COMPANY
1037 MILL STREET SAN LUIS OBISPO, CA 95060
(805) 541-2394

see pg. 5



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

18A



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2.29

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/9/06
10-3X-05

From TO: Public Works, Env. Health

To FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team
Stephanie Fuhs

SUB 2005-00046

PROJECT DESCRIPTION: File Number: CO 89-0189 Applicant: Humphreys
Reconsideration of Parcel map CO 89-0189 to allow
for secondary dwelling. APN: 044-332-015.

Return this letter with your comments attached no later than: 11-15-05 5-23-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment - No Public Works issues.

5-19-06
Date

Nola Englsinger
Name

799-2100
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

Parcel Map

RECONSIDERATION OF CO89-189 TO
ALLOW A SECONDARY DWELLING
SLB/ AGFR

FH RS

Paul & Dana Humphreys
880 Corbett Canyon Road
Arroyo Grande
CA 93420

2-30

August 16, 2005

Department of Planning and Building
County Government Center
San Luis Obispo
CA 93408

Attn: Mr. Jay Johnson

Ref: APN 044-332-015, (Parcel 3 of CO 89-189).**Street address: 880 Corbett Canyon Rd., Arroyo Grande, CA 93420.****Request for reconsideration of residence restriction in CO89-189 Section (7)(d)**

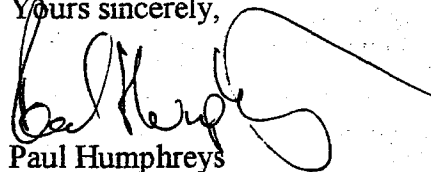
Dear Mr. Johnson.

Thank you for your time and help during my August 15 visit to the planning department regarding the above captioned property.

A few weeks ago, in response to our submission of a permit application for a second residence on our property, we learned from the County that there is a restriction on the property limiting it to one residence, per document CO89-189 section (7)(d). County Planner Ms. Martha Nader suggested that I used the research department to try to find the specific reason for the restriction, but the only relevant information that search uncovered was the minutes of the County Board of Supervisors meeting of April 28 1992 in which they approved the previous owner's lot split application and, it would appear, arbitrarily applied the one-residence restriction on each of the three resultant parcels.

We are aware that neighboring parcels of lesser size than our 7.06 acres have had a similar restriction overturned, and hereby formally request the County's reconsideration in our case also.

Yours sincerely,


Paul Humphreys

Enc. CO89-189

Board of Supervisor's minutes, April 28, 1992, Resolution 92-213



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2-31

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/9/06
10-26-05

TO: Public Works, Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

Stephanie Fuhs

SUB 2005-00046

PROJECT DESCRIPTION: File Number: CO 89-0189 Applicant: Humphreys
Reconsideration of Parcel map CO 89-0189 to allow
for secondary dwelling. APN: 044-332-015.

Return this letter with your comments attached no later than

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else which we must accept the project as information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PRO AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with to reduce the impacts to less-than-letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

This office would need to review the water data for the
on site well to determine if it has adequate ability to
serve a second dwelling.

5/19/06
Date

Laurie
Name

781-5551
Phone

*Laurie, 5/9
This didn't get
to you initially.
Sorry.
Stephanie*



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2-32

VICTOR HOLANDA, AIC
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10-31-05

TO: Bldg. Div.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

Stephanie Fuhs

SUB 2005-00046

PROJECT DESCRIPTION: File Number: C089-0189 Applicant: Humphreys
Reconsideration of Parcel Map C089-0189 to allow
for secondary dwelling. APN: 044-332-015.

Return this letter with your comments attached no later than: 11-15-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Need Perc tests, Env Health to Approve water -
No Septic Systems on Slopes > 30%

11/10/05
Date

[Signature]
Name Barry Tolle

781-5628
Phone

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

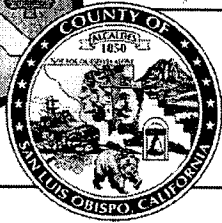
CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



2-33

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

November 9, 2005

South County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2005-00046

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed three parcel subdivision project located at Corbett Canyon Road, Arroyo Grande, CA 93420. This project is located approximately 5 to 10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.

- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

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Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

- ☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.
- ☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

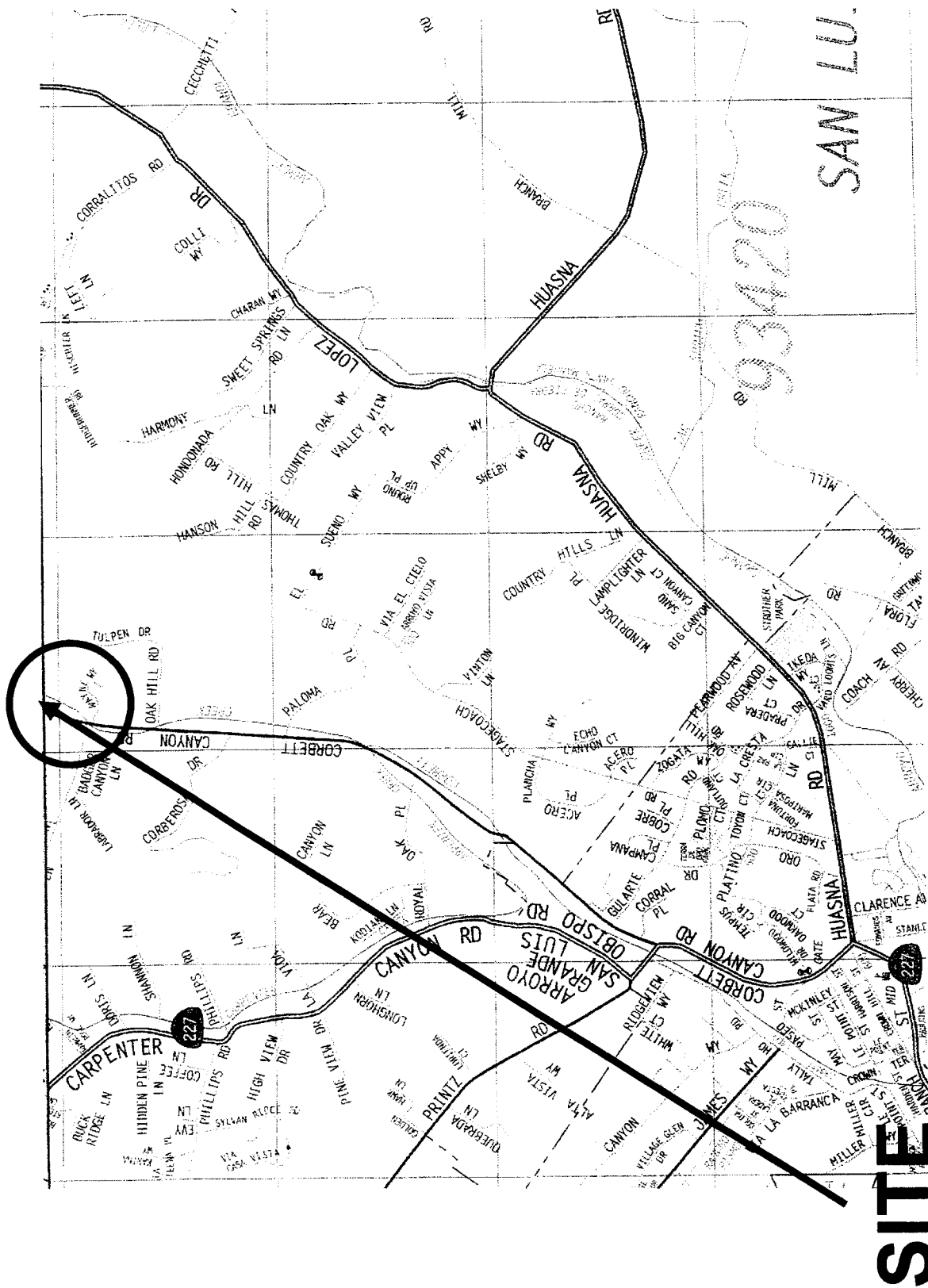
Sincerely,

Chad T. Zrelak

Chad T. Zrelak
Fire Captain

cc: Humphreys

2-35



EXHIBIT

Vicinity Map

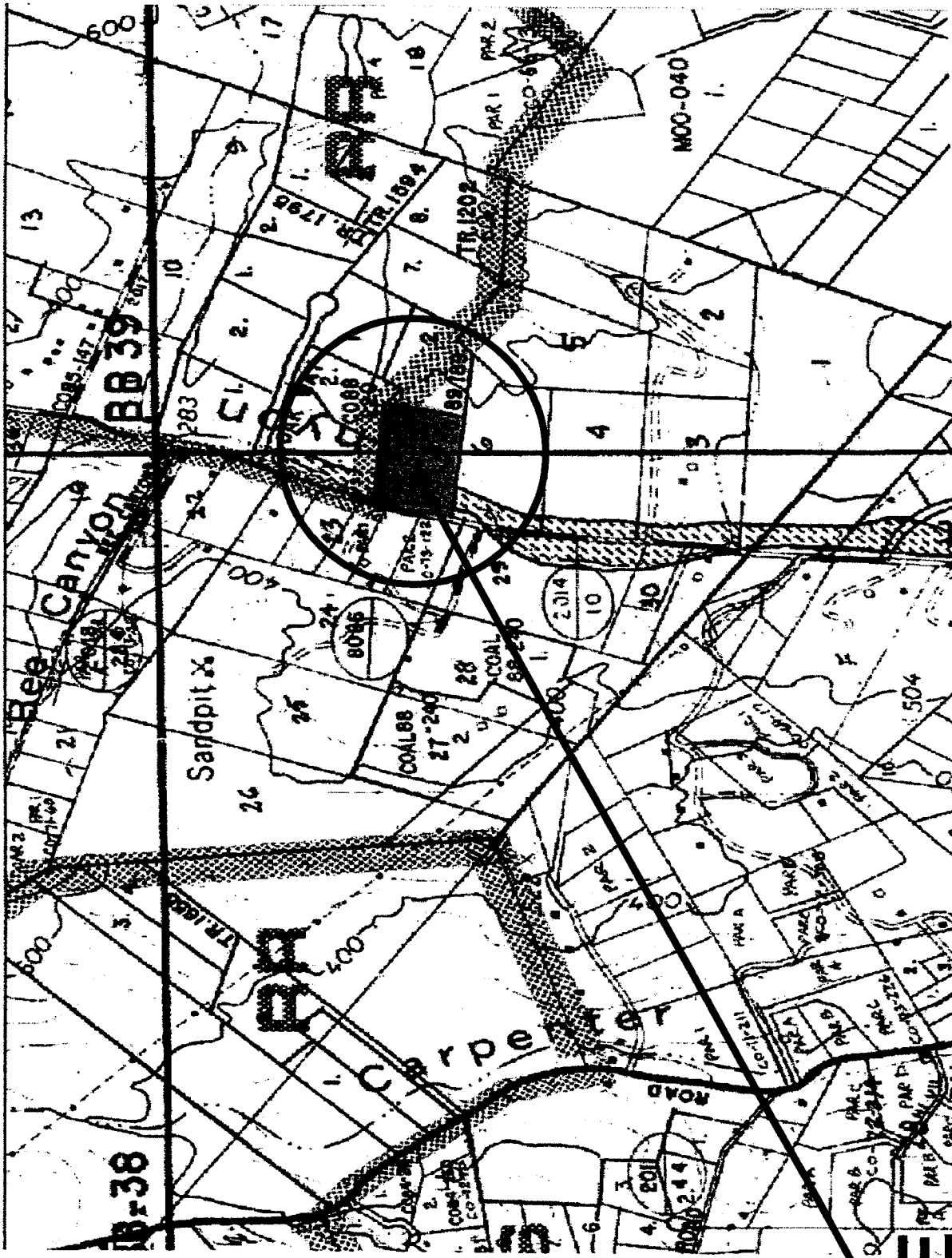


PROJECT

Parcel Map

Humphreys SUB2005-00046

2-36



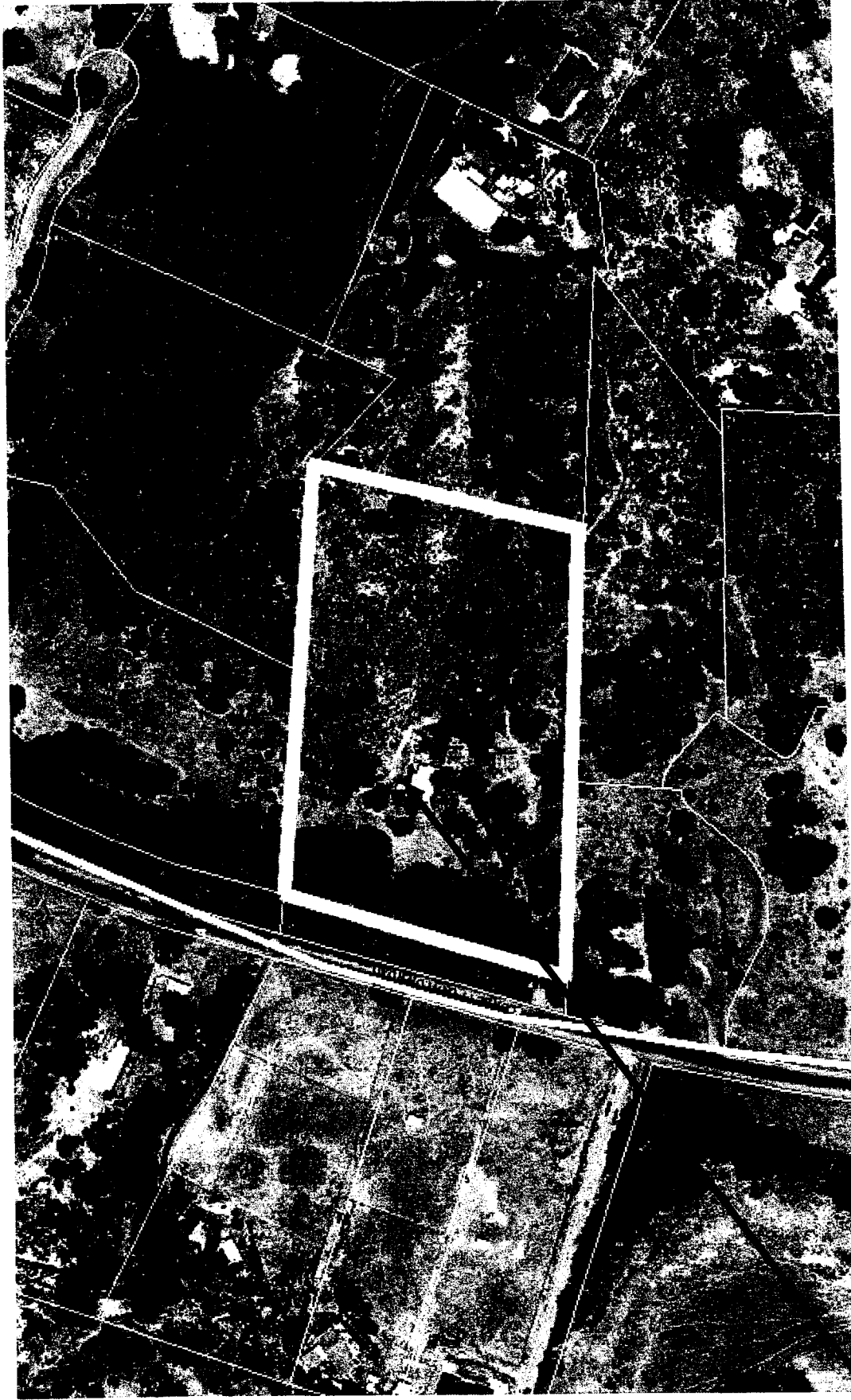
SITE

EXHIBIT
Land Use Category



PROJECT
Parcel Map
Humphreys SUB2005-00046

2-37



SITE

PROJECT

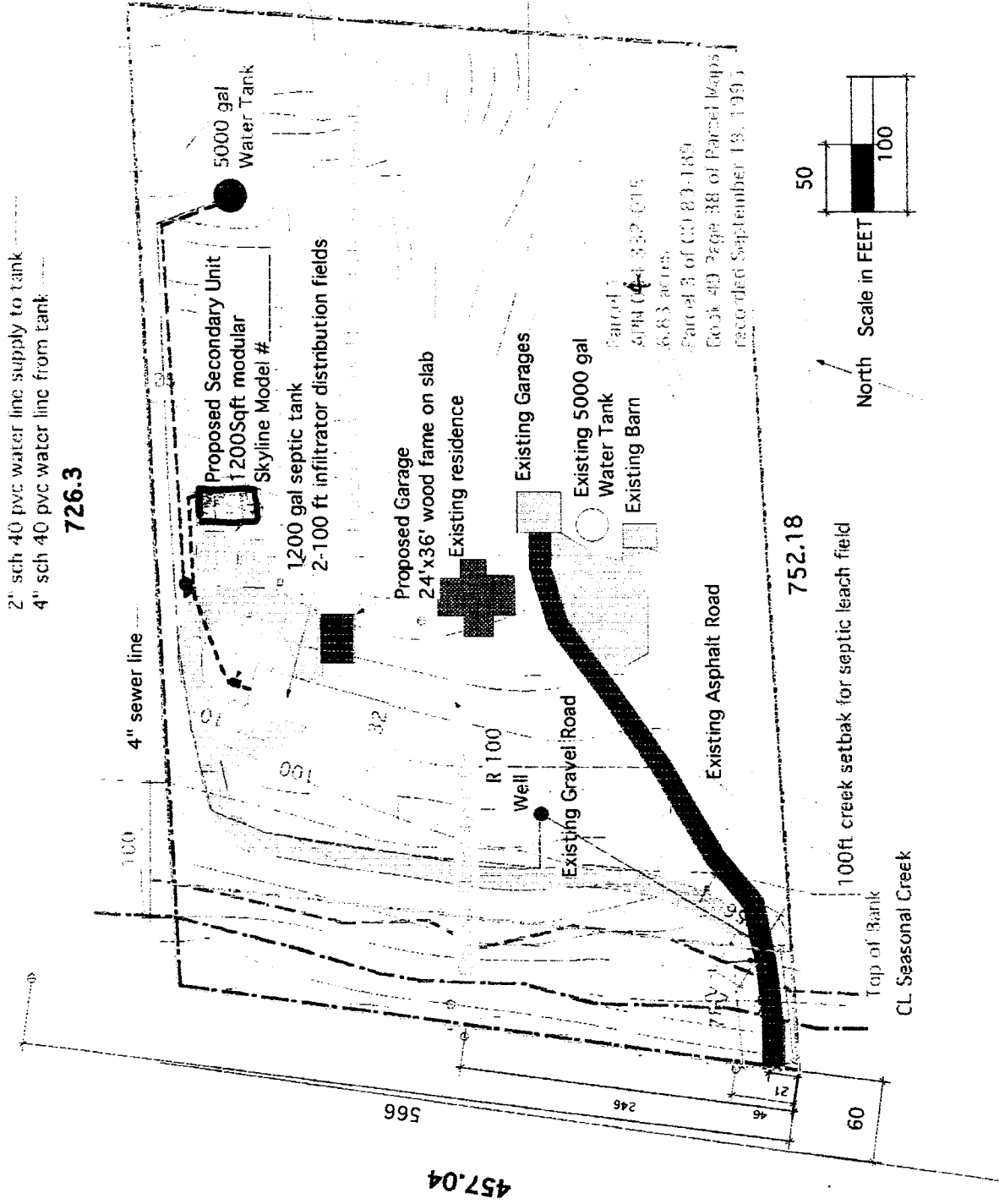
Parcel Map
Humphreys SUB2005-00046

EXHIBIT

Aerial



2.38



PROJECT

Parcel Map
Humphreys SUB2005-00046



EXHIBIT

Site Plan